

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5/17 Batman Road, Eltham Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$595,000

&

\$650,000

Median sale price

Median price \$735,500

Property Type Unit

Suburb Eltham

Period - From 01/10/2023

to 30/09/2024

Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	3/5 Luck St ELTHAM 3095	\$650,000	21/06/2024
2	2/2 Frank St ELTHAM 3095	\$678,000	25/04/2024
3			

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

16/10/2024 12:51



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Property Type: Unit
Land Size: 216 approx sqm approx
Agent Comments

Indicative Selling Price
\$595,000 - \$650,000
Median Unit Price
Year ending September 2024: \$735,500

Comparable Properties



3/5 Luck St ELTHAM 3095 (VG)

Agent Comments

2 - -

Price: \$650,000
Method: Sale
Date: 21/06/2024
Property Type: Flat/Unit/Apartment (Res)



2/2 Frank St ELTHAM 3095 (VG)

Agent Comments

3 - -

Price: \$678,000
Method: Sale
Date: 25/04/2024
Property Type: Flat/Unit/Apartment (Res)

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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